

## Fairacre Road, Cressington, L19



**For Sale - £400,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Sought-After Location in Cressington, L19
- Extended Contemporary Kitchen
- Convenient Downstairs Shower Room
- Bright and Airy Conservatory Off the Dining Room
- Two Spacious Double Bedrooms Plus a Versatile Third Bedroom
- Stylish Modern Fitted Bathroom
- Attached Garage and Driveway Parking
- Generous Rear Garden
- Garden Summer House with Power Supply
- Walking Distance to Cressington Train Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,280 square feet / 119 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Nestled in the highly sought-after suburb of Cressington, this beautifully presented semi-detached home on Fairacre Road is proudly brought to the market by Atlas Estate Agents. Offering a wonderful balance of space, style and practicality, it makes an ideal choice for growing families or those looking to settle in one of South Liverpool's most desirable neighbourhoods.

The property is thoughtfully arranged over two floors and has been extended to provide a superb contemporary kitchen, perfectly designed for modern living. Two welcoming reception rooms flow seamlessly into a bright and airy conservatory, creating a versatile layout that's equally suited to everyday family life as it is to entertaining. A convenient downstairs shower room adds further functionality to the ground floor.

Upstairs, you'll find three well-proportioned bedrooms – two generous doubles and a versatile third, which could serve equally well as a child's bedroom, home office or guest room. A stylish, modern fitted bathroom completes the first-floor accommodation.

Outside, the property continues to impress. A generous rear garden provides a peaceful retreat, complete with a summer house benefitting from its own power supply – a perfect spot for hobbies, relaxation or even a garden office. To the front, there is driveway parking and an attached garage for added convenience.



Situated within walking distance of Cressington train station, the home offers easy access to Liverpool city centre, as well as excellent local schools, shops and green spaces. This is a rare opportunity to acquire a versatile and well-appointed family home in one of Liverpool's most desirable postcodes.

## Additional Images



Conservatory



Hallway



Lounge



Kitchen



Kitchen



Downstairs Bathroom



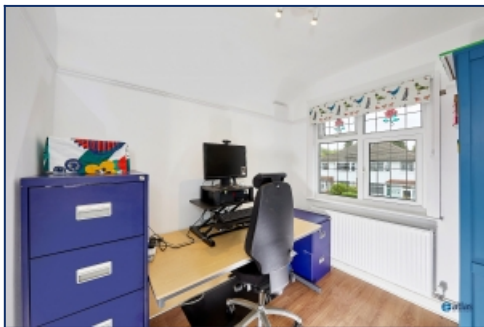
Dining Room



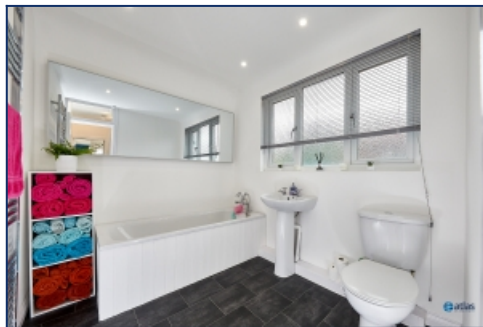
Landing



Bedroom



Bedroom



Bathroom



Garden

## Floor Plans



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